

The following site is being submitted for inclusion into the GIS registry:

- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a: New Submittal

BRRTS ID (no dashes): 0252168265

Comm # (no dashes): 53403256510

County: Racine

Region: Southeast

Site Name: Franksville Oil Co

Street Address: 1710 20th St

City: Racine

Final Closure Date: 2002-11-21

Closure Conditions: met

Off-source property contamination? No

(If yes, attach locational data and deed information on pg. 2)

Right-of-way contamination? No

Contaminated media: Groundwater

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): 700154

Northing (Y): 250547

Collection Method: DNR Web Site

Scale or Resolution: 1:5,759

(1:24,000 scale or finer)

Prepared by: Greg Michael

Submitted by: Woody Myers

Source Property Checklist

- ☒ Final Closure Letter
- ☒ The most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☐ A certified surveyed map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map
- ☒ Parcel ID for all properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s), soil borings and/or potable wells etc for properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☐ Latest Map(s) showing extent or outline of current GW and/or Soil contamination plume
- ☒ Latest Table of GW and/or Soil results
- ☒ Map showing GW flow direction
- ☒ A table of the previous 4 water level elevation measurements
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☐ ROW Notification



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

November 21, 2002

Mr. Louis Noppe
Franksville Oil & LP Gas Company, Inc.
10616 County Rd. K
Franksville, WI 53126-9527

RE: **Final Closure**

Commerce # 53403-2565-10 WDNR BRRTS # 02-52-168265
Franksville Oil Co., 1710 20th St., Racine

Dear Mr. Noppe:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Greg Michael', written in a cursive style.

Greg Michael
Hydrogeologist
Site Review Section

cc: Moraine Environmental, Inc.
Case File

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

DOCUMENT NO.

Racine Consumers Co-Operative n/k/a Racine Consumers
Cooperative

quit-claims to

Frankville Oil & L.P. Gas Company, Inc.the following described real estate in Racine County,
State of Wisconsin:

Refer to reverse for legal description

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

16854-4

PARCEL IDENTIFICATION NUMBER

This is not homestead property.
(is) (is not)Dated this 31 day of July, 1997Racine Consumers CooperativeMelvin Zemke (SEAL)
PresidentTimothy Matres (SEAL)
Secretary

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

John U. Schneider

Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

RACINE

County,

ss.

Personally came before me this 31st day of
July, 1997, the above namedMelvin Zemke and Timothy Matres being
the President and Secretary of
Racine Consumers Cooperativeto me known to be the person s who executed the foregoing
instrument and acknowledge the same.John U. SchneiderNotary Public, Racine County, Wis.My commission is permanent. (If not, state expiration date:
_____, 19____.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
Form No. 3 - 1982Wisconsin Legal Blank Co., Inc.
Keshishwaukee, Wis.

AFFIDAVIT AND DEED

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

Bruner Law Offices, S.C.
P.O. Box 1887
Racine, WI 53401

16854-4

(Parcel Identification Number)

INFORMATION PROFESSIONALS COMPANY FOND DU LAC, WI 800-855-2021

That part of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 3, North, of Range 23, East bounded as follows: Begin on the North line of Twentieth Street produced East according to the recorded plat of the Resubdivision of J.I. Case Subdivision and the East line of the switch track of the Chicago, Northwestern Railroad Company as recorded in Volume 225-416, #330771; thence North along the East line of said switch track Three Hundred Thirty-eight and Two Tenths (338.2) feet to the South line of Beebe Subdivision; thence East One Hundred Fifty (150) feet to the southeast corner of said Beebe Subdivision; thence North Five (5) feet more or less to the Herbert E. Milas property; thence East Fifty (50) feet; thence South Three Hundred Forty-three and Two Tenths (343.2) feet more or less to the North line of Twentieth Street produce; thence West Two Hundred (200) feet to the place of beginning.

Also That part of the Northeast Quarter of Section Twenty (20), Township Three (3) North, Range Twenty-three (23) East, bounded as follows: Commencing at the intersection of the West line of Hamilton Avenue with the North line of Twentieth Street produced East; run thence North along the West line of Hamilton Street 343.45 feet; run thence West 76.80 feet; run thence South 343.2 feet more or less to the North line of Twentieth Street produced East; run thence East along the North line of Twentieth Street produced East 74.85 feet to the place of beginning. Excepting therefrom premises conveyed in Warranty Deed recorded in Volume 552 of records, page 625, as Document No. 609048.

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

AFFIDAVIT

John U. Schneider, being first duly sworn, on oath states and deposes as follows:

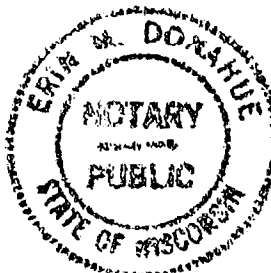
1. Affiant was the attorney for Racine Consumers Cooperative and was the drafter of that certain Quit Claim Deed dated July 31, 1997 wherein Racine Consumers Co-Operative n/k/a Racine Consumers Cooperative was Grantor, and Franksville Oil & L.P. Gas Company, Inc. was Grantee; a copy of such deed is attached hereto as an exhibit and incorporated by reference herein.
2. Affiant knows of his own knowledge that the copy which is attached to this affidavit is a true and correct copy of the original document which was executed, acknowledged and delivered to the Grantee on July 31, 1997.
3. Affiant has been informed that the original document was lost prior to being recorded and makes this affidavit to establish of record that the attached copy is a true and correct copy of the original document, and to establish that the original document was properly executed, acknowledged and delivered to the Grantee.
4. From and after July 31, 1997 the Grantee named in the deed has been in possession of the property and the Grantor has claimed no interest therein.
5. Affiant makes this affidavit to allow the recording of the attached copy and to establish that the Grantor named in the deed intended that the deed be recorded and that its entire interest in the property described in the deed be conveyed to the named Grantee.

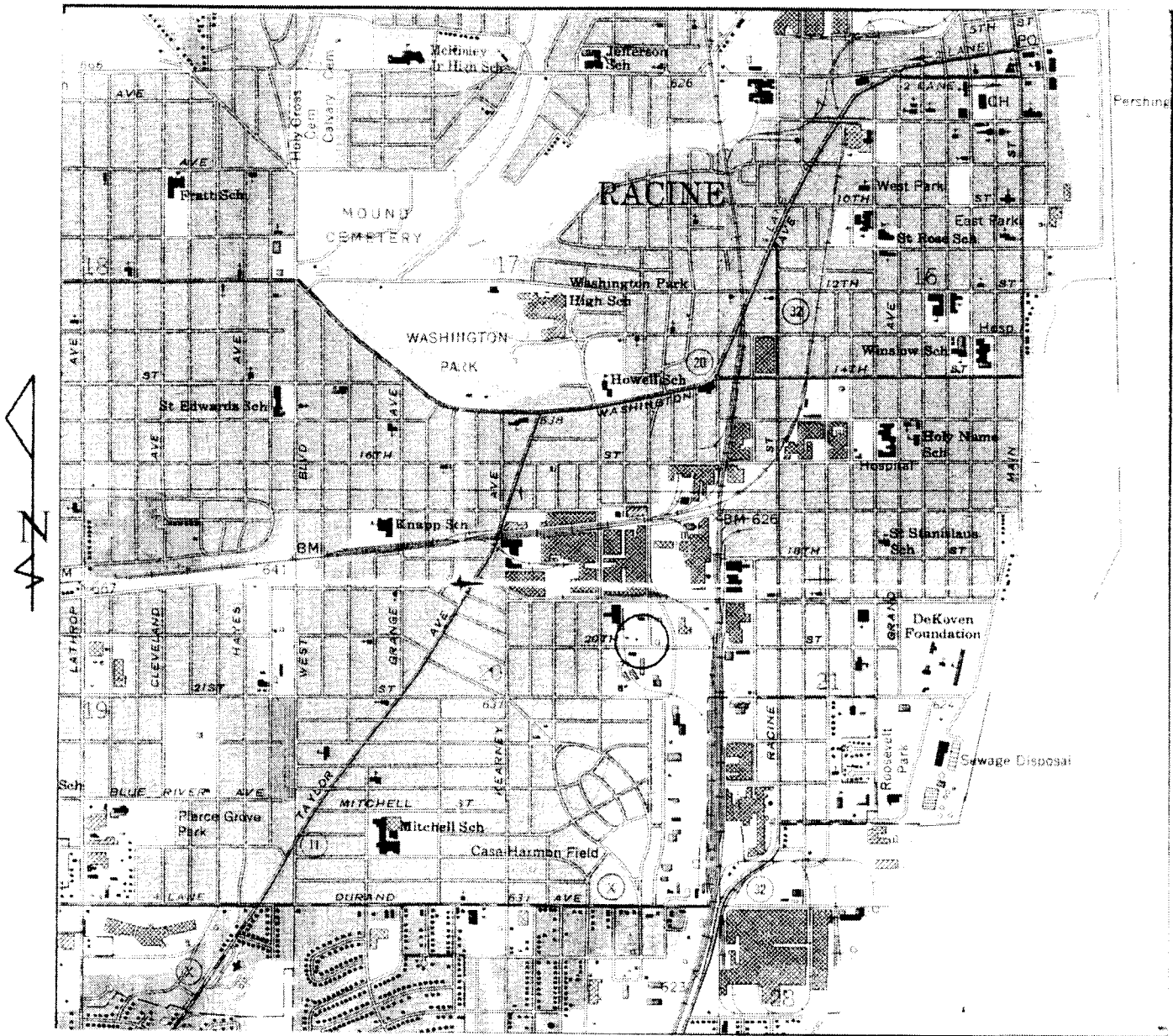
In Witness Whereof, the undersigned has hereunto set his hand and seal on this 21st day of January, 2002.

John U. Schneider

Personally came before me this 21st day of January, 2002 the above named John U. Schneider, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Erin M. Donahue
* Erin M. Donahue
Notary Public - State of Wisconsin
My commission expires: 9.25.05





1 MILE

1/2 MILE

0 MILE

1 MILE

SCALE 1:24,000

Adapted from USGS 7.5 minute
Quadrangle 1958
(Photorevised 1971 and 1976)
Racine South Quadrangle

○ — SITE LOCATION

Site Located at:
Southeast 1/4 of Northeast 1/4
Section 20, Township 3 North
Range 23 East
City of Racine
Racine County, Wisconsin

Site Location Map

Franksville Oil - Racine Bulk Plant
1710 20th Street
City of Racine, WI

Project Number
1515

Drawing Company
Moraine Environmental, Inc.

Scale
1:24,000

Date
4-16-01

Page
Figure 1

GP-9



Chain Link Fence



B9



B-1/MW-1

GP-8



B-3/MW-3



B8



GP-3



Storage Shed

Raised Platform
Loading Center

GP-2



1,000 gal UST

GP-7



275 gal
AST

GP-4



GP-6



HA-5

B-5/MW-5

Grass Berm

AST

AST

AST

HA-4

B-4/MW-4

AST

AST

AST

HA-2

AST

B-6/MW-6

AST

AST

HA-1

HA-3

Diked
Storage Area

Secured Gate

GP-1



B-7/MW-7

20TH STREET

Scale: 1" = 20'

Drawing Title Site Plan Map - Fig. 2		Project # 1515
Drawing Company Moraine Environmental, Inc.		Date 05-10-01
Site Location Franksville Oil, Racine Bulk Plant 1720 20th Street Racine, Wisconsin		

TABLE (PAGE 1 of 2)

GROUNDWATER QUALITY RESULTS

Franksville Oil - Bulk Oil Plant

PROJECT REFERENCE # IS15

Chemical	MW-1				MW-2				MW-3				MW-4				Enforcement Standard (ES)	Preventive Action Limit (PAL)
	4-30-99	7-23-99	11-1-99	5-2-01	4-30-99	7-23-99	11-1-99	5-2-01	4-30-99	7-23-99	11-1-99	5-2-01	4-30-99	7-23-99	11-1-99	5-2-01		
Gasoline Range Organics	<50	<50	NA	NA	<50	<50	NA	NA	<50	<50	NA	NA	<50	<50	NA	NA	NSE	NSE
Diesel Range Organics	140	<100	NA	NA	<100	NA	NA	NA	440	210	NA	NA	480	410	NA	NA	NSE	NSE
Soluble Lead	<1.8	NA	NA	NA	<1.6	NA	NA	NA	<1.8	NA	NA	NA	<1.6	NA	NA	NA	15.0	1.5
Benzene	<0.27	<0.26	<0.27	<0.45	<0.27	<0.26	<0.27	<0.45	<0.27	<0.26	<0.27	<0.45	<0.27	<0.26	<0.27	<0.45	5.0	0.5
s-Butylbenzene	<0.29	NA	NA	NA	<0.29	NA	NA	NA	<0.29	NA	NA	NA	<0.29	NA	NA	NA	NSE	NSE
n-Butylbenzene	<0.29	NA	NA	NA	<0.29	NA	NA	NA	<0.29	NA	NA	NA	<0.29	NA	NA	NA	NSE	NSE
Ethylbenzene	<0.32	<0.24	<0.32	<0.82	<0.32	<0.24	<0.32	<0.82	0.35 Q	<0.24	<0.32	<0.82	<0.32	<0.24	<0.32	<0.82	700	140
Isopropylbenzene	<0.26	NA	NA	NA	<0.26	NA	NA	NA	<0.26	NA	NA	NA	<0.26	NA	NA	NA	NSE	NSE
p-Isopropyltoluene	<0.24	NA	NA	NA	<0.24	NA	NA	NA	<0.24	NA	NA	NA	<0.24	NA	NA	NA	NSE	NSE
Methyl-Tert-Butyl-Ether	0.33 Q	0.24	<0.32	<0.43	47	15	8.3	3.5	0.88 Q	<0.22	<0.32	<0.43	0.45 Q	0.26	<0.32	0.57 Q	60	12
Naphthalene	<0.35	NA	NA	NA	<0.35	NA	NA	NA	<0.35	NA	NA	NA	<0.35	NA	NA	NA	40	8.0
n-Propylbenzene	<0.76	NA	NA	NA	<0.76	NA	NA	NA	<0.76	NA	NA	NA	<0.76	NA	NA	NA	NSE	NSE
Toluene	<0.27	<0.21	<0.27	<0.68	<0.27	1.4	<0.27	<0.68	<0.27	0.38	<0.27	<0.68	<0.27	<0.21	<0.27	<0.68	1000	200
Trimethylbenzenes, combined	<0.27	<0.86	<0.49	<1.86	<0.27	<0.86	<0.49	<1.86	1.56 Q	<0.86	<0.49	<1.86	<0.27	<0.86	<0.49	<1.86	480	96
Xylenes, -m, -p, -o	<0.43	<0.97	<0.67	<2.47	<0.43	<0.97	<0.67	<2.47	0.88 Q	<0.97	<0.67	<2.47	<0.43	<0.97	<0.67	<2.47	10000	1000

Key:

- = Indicates no detectable analyte at or above the listed detection limit (see laboratory reports)

Q = Parameter detected below the LOQ (Limit of Quantitation)

All results reported in ug/l (equivalent to parts per billion)

NSE = No Standard Established

BOLD = Exceeds PAL

BOLD & Shaded = Exceeds ES

NA = Not Analyzed

C:\MYDOCS\IS15\SWR\TABLE

TABLE (PAGE 2 of 2)
GROUNDWATER QUALITY RESULTS
Franksville Oil - Bulk Oil Plant
PROJECT REFERENCE # 1515

Chemical	MW-5				MW-6				MW-7				Enforcement Standard (ES)	Preventive Action Limit (PAL)
	4-30-99	7-23-99	11-1-99	5-2-01	4-30-99	7-23-99	11-1-99	5-2-01	4-30-99	7-23-99	11-1-99	5-2-01		
Gasoline Range Organics	<50	<50	NA	NA	3200	1500	NA	NA	<50	<50	NA	NA	NSE	NSE
Diesel Range Organics	NA	<100	NA	NA	490	550	NA	NA	150	<100	NA	NA	NSE	NSE
Soluble Lead	NA	NA	NA	NA	<1.6	NA	NA	NA	3.90Q	NA	NA	NA	15.0	1.5
Benzene	<0.27	<0.26	<0.27	<0.45	<14	<5.2	<5.4	<9.0	<0.27	<0.26	<0.27	<0.45	5.0	0.5
s-Butylbenzene	<0.29	NA	NA	NA	<14	NA	NA	NA	<0.29	NA	NA	NA	NSE	NSE
n-Butylbenzene	<0.29	NA	NA	NA	<14	NA	NA	NA	<0.29	NA	NA	NA	NSE	NSE
Ethylbenzene	<0.32	<0.24	<0.32	<0.82	<16	<4.8	<6.4	<16	<0.32	<0.24	<0.32	<0.82	700	140
Isopropylbenzene	<0.26	NA	NA	NA	<13	NA	NA	NA	<0.26	NA	NA	NA	NSE	NSE
p-Isopropyltoluene	<0.24	NA	NA	NA	<12	NA	NA	NA	<0.24	NA	NA	NA	NSE	NSE
Methyl-Tert-Butyl-Ether	22	2.2	1.2	0.58Q	6600	2600	2200	1300	<0.32	4.6	2.9	0.89Q	60	12
Naphthalene	<0.35	NA	NA	NA	<18	NA	NA	NA	<0.35	NA	NA	NA	40	8.0
n-Propylbenzene	<0.76	NA	NA	NA	<38	NA	NA	NA	<0.76	NA	NA	NA	NSE	NSE
Toluene	<0.27	<0.21	<0.27	<0.68	<14	<4.2	<5.4	<14	0.31	<0.21	<0.27	<0.68	1000	200
Trimethylbenzenes, combined	<0.27	<0.86	<0.49	<1.86	<14	<17	<9.8	<37	<0.27	<0.86	<0.49	<1.86	480	96
Xylenes, -m, -p, -o	<0.43	<0.97	<0.67	<2.47	<22	<19	<13.4	<49	<0.43	<0.97	<0.67	<2.47	10000	1000

Key: -- = Indicates no detectable analyte at or above the listed detection limit (see laboratory reports)
Q = Parameter detected below the LOQ (Limit of Quantitation)

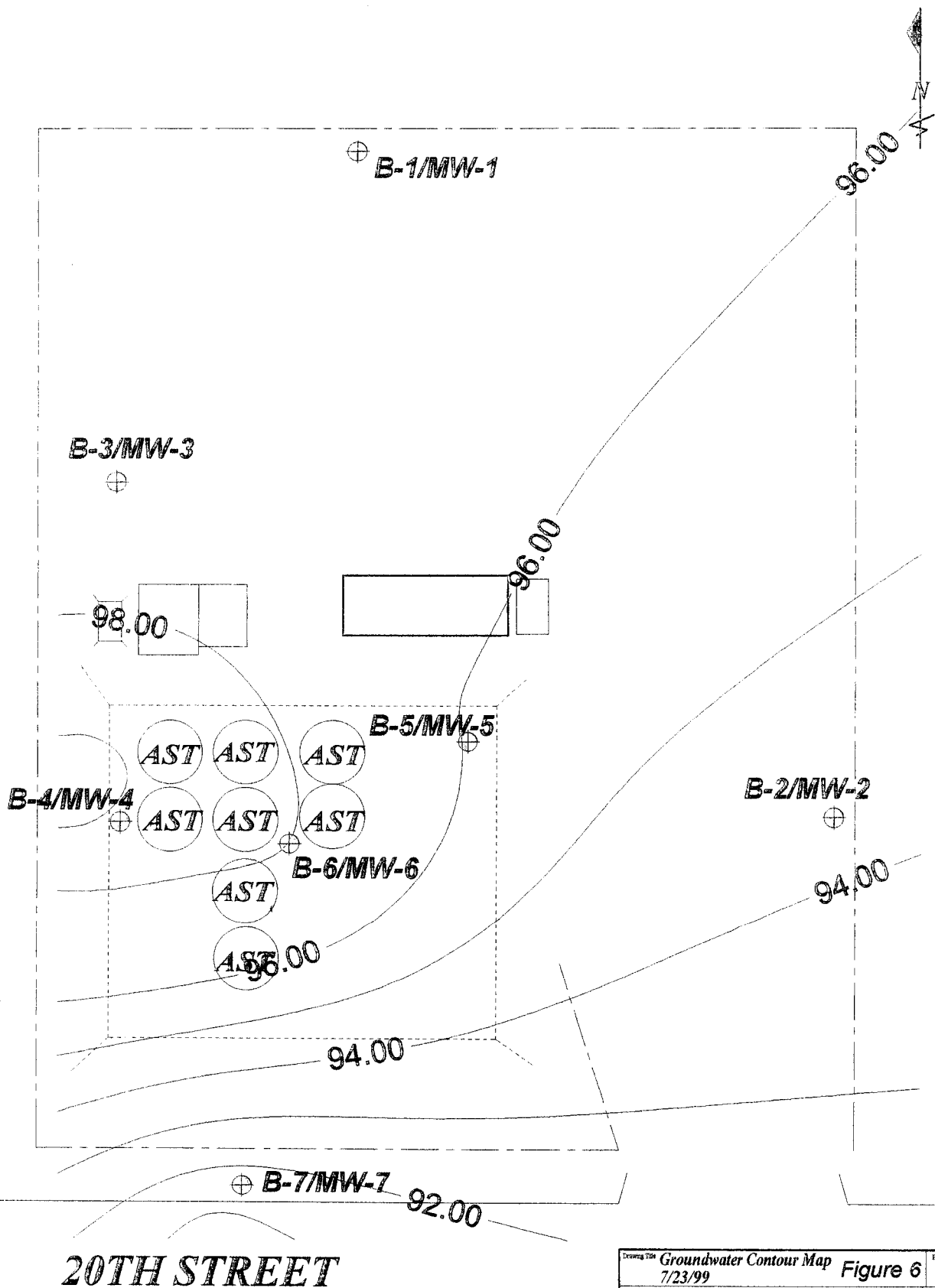
All results reported in ug/l (equivalent to parts per billion)

NSE = No Standard Established

BOLD = Exceeds PAL

BOLD & Shaded = Exceeds ES

NA = Not Analyzed



Drawing Title	Groundwater Contour Map	Figure 6	Project #
Date	7/23/99		1515
Drawing Company	Moraine Environmental, Inc.		Date
			4-16-01
Client/Location	Franksville Oil, Racine Bulk Plant 1720 20th Street Racine, Wisconsin		

TABLE 1
WATER LEVEL ELEVATIONS
Franksville Oil - Racine, Wisconsin

Monitoring Well	Top of Casing Elevation (ft.)	Measurement Date	Depth to Water from Top of Casing* (ft.)	Water Level Elevation* (ft.)
MW-1	103.60	4/27/99	14.64	88.96
		4/30/99	16.68	86.92
		7/23/99	6.35	97.25
		11/1/99	6.61	96.99
MW-2	100.57	4/27/99	8.37	92.20
		4/30/99	6.04	94.53
		7/23/99	6.30	94.27
		11/1/99	6.58	93.99
MW-3	102.04	4/27/99	14.26	87.78
		4/30/99	16.62	85.42
		7/23/99	5.89	96.15
		11/1/99	4.36	97.68
MW-4	105.80	4/27/99	5.36	100.44
		4/30/99	8.27	97.53
		7/23/99	6.39	99.41
		11/1/99	6.62	99.18
MW-5	102.73	4/27/99	19.10	83.63
		4/30/99	19.11	83.62
		7/23/99	6.88	95.85
		11/1/99	6.76	95.97
MW-6	104.57	4/27/99	8.44	96.13
		4/30/99	7.73	96.84
		7/23/99	6.18	98.39
		11/1/99	6.40	98.17
MW-7	98.75	4/27/99	12.86	85.89
		4/30/99	12.99	85.76
		7/23/99	8.34	90.41
		11/1/99	3.91	94.84

E:\WPWIN\MEITEH15\1515ELEV.WPD

Note => * = Benchmark value assumed of 100 feet.

A'

A

Grade Level
0' bgs
5'
10'
15' bgs

GP-4

GP-2

B-8

B-9

KEY

- Stiff Silty Clay With Trace Fine/Medium Sand and Trace Fine Gravel
- Medium Stiff Silty Clay With Trace Fine Sand To Fine Gravel
- Gravel Fill
- Silt with Coal and Debris
- Clay with Trace Gravel, Lean, Medium Density
- Loose Silt With Sand
- Clayey Silt With Coarse Gravel
- Soft Silty Clay
- Groundwater Level
- Sand and Gravel Fill
- Medium Stiff Mottled Silty Clay
- Medium Stiff Silty Clay With Trace Fine Sand
- Stiff Silty Clay With Trace Fine/Medium Sand

Geologic Cross Section A - A'

Moraine Environmental, Inc.

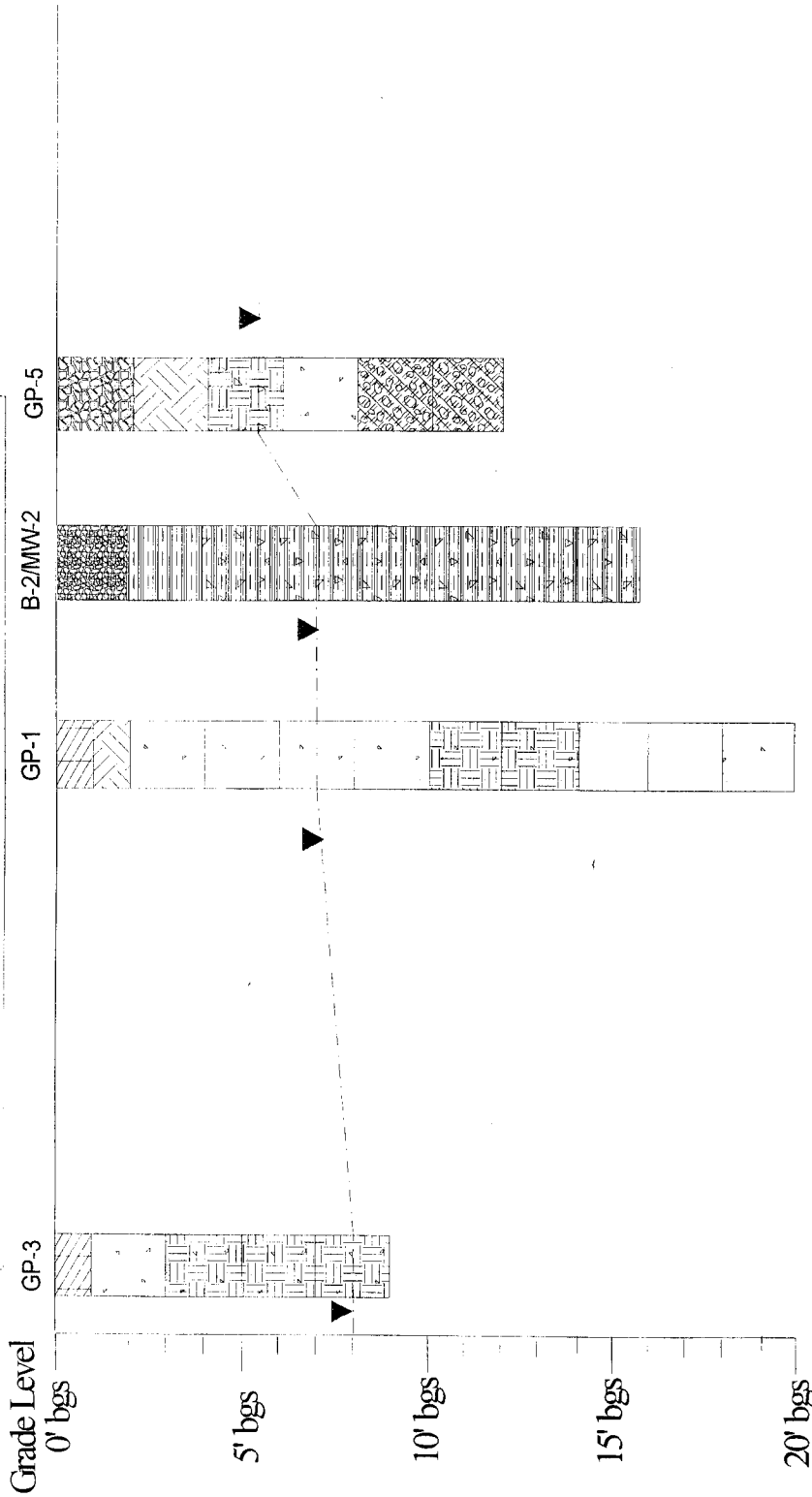
Franksville Oil
MEI #1515

Scale:
Vertical => 1" = 5'
Horizontal => 1" = 25'

Figure 4

B'

B



KEY

- No Recovery
- Lean Tight Clay With Trace Gravel
- Loose Silt With Sand
- Asphalt Fill
- Mottled Clay With Silt and Fine Sand, Trace Gravel
- Top Soil
- Silty Lean Clay With Coarse Gravel
- Sand and Gravel Fill
- Lean Tight Clay
- Silt with Coal and Debris
- Clay with Trace Gravel, Lean, Medium Density
- Clay with Trace Gravel, Lean, Medium Density With Mottling
- Groundwater Level

Drawing Title

Geologic Cross Section B - B'

Drawing Company

Moraine Environmental, Inc.

Date

4/17/01

Scale:

Vertical => 1" = 5'
Horizontal => 1" = 25'

Figure

Figure 5

Franksville Oil
MEI #1515

March 29, 2002

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

RE: Franksville Oil (formerly Racine Consumers Cooperative) Project #1515
1710-20th Street, Racine WI
BRRTS #02-52-168265

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,

A handwritten signature in black ink, appearing to read "Louie Noppe", written in a cursive style.

Louie Noppe
Franksville Oil Company

Enc.